



5 Berkshire Drive,
Grantham. NG31 9GF



Guide Price £300,000 to £310,000

- Popular Sunningdale Location
- Ample Living Accommodation
- Approx. 1,100 sq.ft.
- Four Double Bedrooms
- Cloakroom, En Suite & Bathroom
- Kitchen & Utility Room
- Lounge, Dining Room & Conservatory
- Driveway & Garage
- Well Presented Throughout
- Freehold - Energy Rating D



Situated on the popular Sunningdale estate, this established and spacious detached home boasts ample living accommodation for the whole family. The well-presented accommodation comprises the following: Entrance Hall, Cloakroom, Dining Room, Lounge, Kitchen, Utility Room, Four Generous Bedrooms with an En-suite to the Master Bedroom, and Shower Room. The property also features UPVC double glazing and gas fired central heating. To the front of a property is a driveway leading to a single garage, as well as a gravelled area. The private rear garden is mostly laid to lawn, but also offers a patio seating area. Viewing Highly Recommended!

ACCOMMODATION

ENTRANCE HALL

With half glazed uPVC entrance door and side panel, stairs rising to the first floor landing, radiator, alarm control panel, coving and wood effect flooring.

CLOAKROOM

With a 2-piece white suite comprising low WC and corner wash handbasin, radiator and extractor fan.

DINING ROOM

2.59m x 3.21m (8'6" x 10'6")

With uPVC double glazed window to the front elevation, radiator and coving.





LOUNGE

3.65m x 4.39m (12'0" x 14'5")

With uPVC double glazed sliding patio doors to the conservatory, feature fireplace with electric coal effect fire within, TV point, coving, double radiator.

CONSERVATORY

3.33m x 3.21m (10'11" x 10'6")

Of dwarf brick wall construction with uPVC double glazed units above, uPVC double glazed French doors to the garden, window blinds, laminate flooring and ceiling light/fan.

KITCHEN

2.88m x 2.76m (9'5" x 9'1")

With uPVC double glazed window to the rear elevation with external electric sun canopy over, a range of base cupboards and drawers with matching wall units, work surfacing with inset stainless steel one and a half bowl sink and drainer, tiled splashbacks, integrated electric oven, ceramic hob with extractor over, space for microwave, space and plumbing for dishwasher, tiled flooring, breakfast bar and radiator.

UTILITY ROOM

1.79m x 1.77m (5'11" x 5'10")

With uPVC half double glazed door to the side elevation, work surface, wall mounted Glow-worm gas fired central heating boiler and control panel, tiled flooring, space and plumbing for washing machine, radiator, tiled splashbacks, space for upright fridge freezer.

FIRST FLOOR LANDING

With loft hatch access, built-in airing cupboard with hot water cylinder and shelving.

BEDROOM 1

3.24m x 3.63m (10'7" x 11'11")

With uPVC double glazed bow window to the front elevation, deep built-in wardrobes, radiator and dado rail.

EN SUITE SHOWER ROOM

1.36m x 1.94m (4'6" x 6'5")

With uPVC obscure double glazed window to the side elevation, a white suite comprising fully tiled shower cubicle with folding glazed shower screen, pedestal wash handbasin and low level WC, extractor fan, shaver point, radiator, tiling to half height, Dimplex electric fan heater.

BEDROOM 2

2.7m x 3.32m (8'11" x 10'11")

With uPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

2.51m x 3.32m (8'2" x 10'11")

With uPVC double glazed window to the rear elevation and radiator.

BEDROOM 4

2.59m x 2.53m (8'6" x 8'4")

With uPVC double glazed window to the front elevation and radiator.

SHOWER ROOM

2.31m x 1.87m (7'7" x 6'1")

With uPVC obscure double glazed window to the rear elevation, a wet room style shower room with shower area having mermaid boarding and central drainage point, low level WC and pedestal wash handbasin, extractor fan, shaver point, radiator, tiling to half height, tiled flooring and Dimplex fan heater.

OUTSIDE

The property stands behind a front garden with a double width tarmac driveway providing off-road parking for two vehicles, a low maintenance gravelled area and there is timber gated access to either side of the house leading to the rear. The rear garden offers a fair level of privacy and includes a well-maintained patio and lawned garden, close boarded fencing to the boundaries and an outside cold water tap.

SERVICES

Mains water, gas, electricity and drainage are connected.





COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right onto Broad Street and left onto Brook Street. At the Manthorpe Road traffic lights turn right onto Belton Lane and continue along, round the sharp bend onto Londonthorpe Lane, past Belton Park Golf Club and take the first right turn onto Berkshire Drive. The property is on to left on the corner of Killarney Close.

GRANTHAM

There is a local bus service along Sunningdale as well as a Premier store and fish and chip shop.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

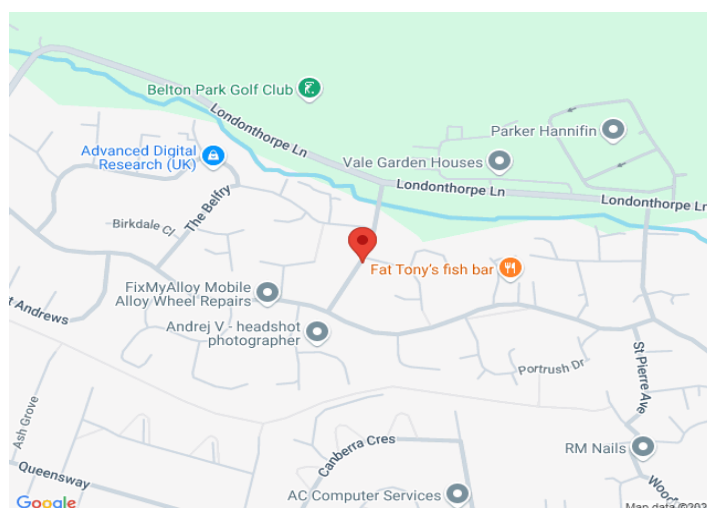
For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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